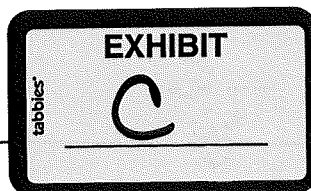


Watkins & Eager PLLC
BUYER'S AND SELLER'S COMBINED CLOSING STATEMENT

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number 31080
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	7. Loan Number	8. Mortgage Insurance Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower Hanover Investments, LLC 4560 Office Park Drive Jackson, MS 39206		E. Name and Address of Seller G & B Investments, Inc. 14 Twelve Oaks Madison, MS 39110	
		F. Name and Address of Lender G & B Investments, Inc. 14 Twelve Oaks Madison, MS 39110	
G. Property Location 84.56 acre parcel & 20.54 acre parcel SW 1/4 of S1; NE 1/4 & NW 1/4, S12, T7N, R1E, Park Place Boulevard, Madison County, Mississippi		H. Settlement Agent Watkins & Eager PLLC Roger W. Williams Place of Settlement P. O. Box 650 Jackson, MS 39206-0650	
		I. Settlement Date 07/23/08 DD: 07/23/08	
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price	16,000,000.00	401. Contract sales price	16,000,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	106,376.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	16,106,376.00	420. GROSS AMOUNT DUE TO SELLER	16,000,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money	20,000.00	501. Excess Deposit (see instructions)	20,000.00
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	2,745,619.31
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206. Seller Financing	11,000,000.00	506. Seller Financing	11,000,000.00
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes 01/01 to 07/23	1,161.52	511. County taxes 01/01 to 07/23	1,161.52
212. Assessments to		512. Assessments to	
213.		513.	
214. Credit-HC Special Assessment	7,400.68	514. Credit-HC Special Assessment	7,400.68
216.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER	11,028,562.20	520. TOTAL REDUCTION AMOUNT DUE SELLER	13,774,181.51
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)	16,106,376.00	601. Gross amount due to seller (line 420)	16,000,000.00
302. Less amounts paid by/for borrower (line 220)	11,028,562.20	602. Less reduction amount due to seller (line 520)	13,774,181.51
303. CASH FROM BORROWER	5,077,813.80	603. CASH TO SELLER	2,225,818.49



BUYER'S AND SELLER'S COMBINED CLOSING STATEMENT

PAGE 2

L. SETTLEMENT CHARGES:		File Number: 31080	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$	16,000,000.00 @ = 250,000.00		
Division of commission (line 700) as follows:				
701.	\$ 250,000.00 to Lee Hawkins Realty, Inc.			
702.	\$ to			
703.	Commission paid at Settlement			250,000.00
704.				
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN	P.O.C.		
801.	Loan Origination Fee %			
802.	Loan Discount %			
803.	Appraisal Fee to			
804.	Credit Report to			
805.	Lender's Inspection Fee to			
806.	Mtg. Ins. App. Fee to			
807.	Assumption Fee to			
808.	Underwriting Fee			
809.	Doc Prep Fee			
810.	Tax Service Fee			
811.	Flood Cert. Fee			
812.				
813.				
814.				
815.				
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Interest from to @ \$ /day			
902.	Mortgage Ins. Prem. to			
903.	Hazard Ins. Prem. yrs. to			
904.				
905.				
1000.	RESERVES DEPOSITED WITH LENDER FOR			
1001.	Hazard Insurance mo. @ \$ / mo.			
1002.	Mortgage Insurance Premium mo. @ \$ / mo.			
1003.	City Property Taxes mo. @ \$ / mo.			
1004.	County Property Taxes mo. @ \$ / mo.			
1005.	Annual Assessments mo. @ \$ / mo.			
1006.	mo. @ \$ / mo.			
1007.	mo. @ \$ / mo.			
1008.	Aggregate Reserve for Hazard/Flood Ins, City/County Prop Taxes, Mortgage Ins & Annual Assessments			
1100.	TITLE CHARGES			
1101.	Settlement or closing fee to			
1102.	Abstract or title search to First American Abstract Company	1,625.00		
1103.	Title examination to			
1104.	Title insurance binder to			
1105.	Document Prep Fee to			
1106.	Notary fees to			
1107.	Attorney's fees to Watkins & Eager PLLC	80,000.00		
	(includes above item No:)			
1108.	Title Insurance to Mississippi Valley Title Insurance Company	16,308.00		27,160.00
	(includes above item No:)			
1109.	Lender's coverage			
1110.	Owner's coverage Owner's Policies for both Buyer & Seller (special rates)			
1111.	(Reissue rate-borrower policy)			
1112.	Seller's counsel-atty fees/exp McGlinchey Stafford PLLC			59,900.00
1113.	Title research First Guaranty Title, Inc.	2,100.00		
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Recording fees Deed \$: Mortgage \$; Releases \$			
1202.	Deed \$: Mortgage \$			
1203.	Deed \$: Mortgage \$			
1204.	Deed \$: Mortgage \$			
1205.				
1300.	ADDITIONAL SETTLEMENT CHARGES			
1301.	Survey to Benchmark Engineering & Surveying, LLC			8,405.31
1302.	Pest Inspection to			
1303.	Engineering work Mendrop Wages, LLC	5,370.00		
1304.	Title Search First Guaranty Title, Inc.	800.00		
1305.	Misc. Costs/Expenses Watkins & Eager PLLC	125.00		
1306.	Recording Fees - Cancellations Madison County Chancery Clerk			134.00
1307.	Recording Fees Madison County Chancery Clerk	48.00		
1308.	Payoff BankPlus			2,400,000.00
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)	106,376.00		2,745,619.31

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